



## POLICY

### POLICY STATEMENT

The City of Barrie is committed to maintaining affordability, supporting a diverse range of housing options, and being responsive to the needs of the business community. The Development Charge Deferral Policy takes a balanced approach of acknowledging the critical role that development charges play in funding growth-related infrastructure, of minimizing any impact on existing taxpayers, while also being considerate of the needs of the development and business communities.

### SCOPE

This policy is intended to complement existing and forthcoming municipal and legislative initiatives. It applies to all Residential and Non-Residential buildings within the City of Barrie, subject to the terms and conditions outlined herein.

### PURPOSE/APPLICATION

This Policy sets out the rules and procedures governing Development Charge deferrals and has been developed in response to Mayoral Direction MDIR005-25, issued on May 9, 2025.

### DEFINITIONS

For the purpose of this Policy, the following terms shall have the meaning as ascribed to them:

**Act:** the *Development Charges Act 1997*, S.O. 1997, c. 27, as amended, re-enacted or consolidated from time to time and any successor statute

**Deferral Period** means the earlier of:

the date of first occupancy; or

2 years from the date of Building Permit issuance;

**Development:** The construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or changing the use from non-residential to residential or from residential to non-residential and includes redevelopment.

**Development Charges (DC):** Fees collected from developers to help to pay for the cost of infrastructure required to pay for municipal services to new development as prescribed by the Act.

**Occupancy** means the earlier of:

The day a permit is issued under the *Building Code Act, 1992* authorizing occupation of the building; and

The day the building is first occupied;

**Securities** means any form of financial security, including but not limited to cash, Letters of Credit, and Surety Bonds, or as otherwise defined in the City's Securities Policy;



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### SPECIFIC POLICY DETAILS

#### Applicable Development

This policy applies to all Residential and Non-Residential developments that are not currently eligible for a more favourable deferral under any other City or legislative program.

This policy applies to Building Permits issued following Council's approval.

#### Duration of Deferral

Development charges may be deferred until the earlier of:

- The date of first occupancy, or
- Two (2) years from the date of Building Permit issuance

#### Interest

The deferral of DCs under this policy shall be interest-free.

#### Securities

The total Development Charges payable must be secured prior to the issuance of a Building Permit. Acceptable forms of security may include

- Cash,
- Letters of Credit, or
- Surety Bonds, or as otherwise defined by the City's Securities Policy.

At the end of the deferral period, the securities will be drawn to satisfy the outstanding DC obligations.

### ADMINISTRATION

The Finance Department shall administer this policy.

### LEGISLATIVE AND ADMINISTRATIVE AUTHORITIES

This policy is authorized under the *Development Charges Act, 1997*, as amended. Specifically:

- **Section 27(1)** of the Act permits a municipality to enter into an agreement with a developer or property owner to alter the timing of Development Charge payments. It states:

*"A municipality may enter into an agreement with a person who is required to pay a development charge, providing for all or any part of the development charge to be paid before or after it would otherwise be payable."*

This provision grants municipalities the discretion to offer additional deferral options beyond those mandated under the Act.



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### UPDATE OF POLICY

This policy, once passed by Council, may be amended by staff for the purpose of minor updates, clarifications, and further explanations. If significant amendments are required, the changes will be submitted to Council for consideration/approval.

### REFERENCES AND RELATED POLICIES/DOCUMENTS/FORMS

Development Charges Act

Development Charges By-Law

Securities Policy

### DEPARTMENT CONTACTS

#### Legislative and Court Services Department

Wendy Cooke, City Clerk/Director of Legislative and Court Services x4560

#### Finance Department

Colleen Smith, Interim Director of Finance x5128

Craig Gillespie, Senior Manager of Corporate Finance and Investments x5347

Marc Villeneuve, Supervisor of Development Charges x4503